146.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,800 / 806,800
					USE VALUE:	806,800 / 806,800
					ASSESSED:	806,800 / 806,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIJAL BINOD
Owner 2:	RIJAL ANJU SHARMA
Owner 3:	
Street 1:	184 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RONG YUFANG -
Owner 2:	CHEN YOULIN -
Street 1:	93 MARTIN ST
Twn/City:	WEST ROXBURY
St/Prov:	MA Cntry:
Postal:	02132

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	365,200		441,600	806,800
Total Card	0.101	365,200		441,600	806,800
Total Parcel	0.101	365,200		441,600	806,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.32 /Parcel: 442.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96158

GIS Ref

GIS Ref

Insp Date 05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,200	0	4,400.	441,600	806,800		Year end	12/23/2021
2021	101	FV	354,700	0	4,400.	441,600	796,300		Year End Roll	12/10/2020
2020	101	FV	354,700	0	4,400.	441,600	796,300	796,300	Year End Roll	12/18/2019
2019	101	FV	266,100	0	4,400.	414,000	680,100	680,100	Year End Roll	1/3/2019
2018	101	FV	266,100	0	4,400.	342,200	608,300	608,300	Year End Roll	12/20/2017
2017	101	FV	266,100	0	4,400.	314,600	580,700	580,700	Year End Roll	1/3/2017
2016	101	FV	266,100	0	4,400.	287,000	553,100	553,100	Year End	1/4/2016
2015	101	FV	251,500	0	4,400.	281,500	533,000	533,000	Year End Roll	12/11/2014

!11445!

PRINT

Date	Time
12/30/21	12:31:52

LAST REV

Date	Time
06/07/18	10:52:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONG YUFANG,	71075-490	1	5/30/2018		835,000	No	No		
GREENE PATRICIA	42888-3		4/30/2004		491,500	No	No		
ANDERSON PATRIC	31058-496		1/12/2000	Convenience	1	No	No		
	19147-46		6/1/1988		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	96158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2012	862	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Meas/Inspect	163	PATRIOT
9/8/2004	MLS	MM	Mary M
1/3/2000	Meas/Inspect	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22565794
Const Adj.:	0.99594003
Adj $ / SQ:	164.792
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448659
Depreciation:	83450
Depreciated Total:	365208

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1989
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

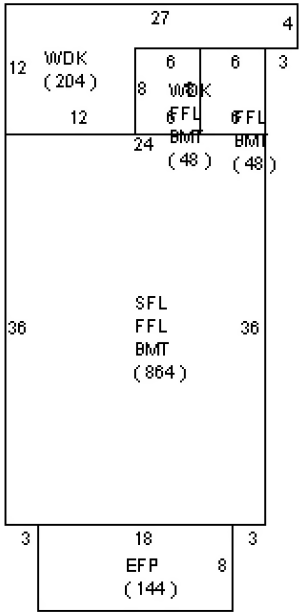
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.79
Special Features:	0	Val/Su Net:	114.84
Final Total:	365200	Val/Su SzAd	200.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	49.440	47,460
FFL	First Floor	960	164.790	158,200
SFL	Second Floor	864	164.790	142,380
WDK	Deck	252	9.930	2,502
EFP	Enclos Porch	144	45.940	6,616

Net Sketched Area:	3,180	Total:	357,158
Size Ad	1824	Gross Area	3180	FinArea	1824
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc